

From:
Brandon Keller
Cascade Home Design LLC
302 Johnson St Enumclaw, WA 98022
360-625-8579
Brandon@cascadedrafting.com

To: Harvard Belmont District – Review
Committee
Attn: Genna Nashem

Date: 10-04-2021
RE: Description of Proposed Work

SCOPE OF WORK: The proposed scope of work for this project entails remodeling the existing garage + adding a 2nd story living space addition atop of the existing garage. The remodeling of the existing garage entails; repaired wall framing & foundation repairs per the geotechnical & structural engineer. Previously this project was permitted as an STFI permit# 6818125-CN to repair the existing garage flat roof. During construction of the repair, the contractor & homeowner noticed excessive rot to the framing of the garage. The flat roof & wall framing was removed & repaired. At this time the homeowners decided to submit official drawings to add a 2nd story addition on top of the existing garage. The upper floor addition will connect & tie into the existing 2nd story of the home via hallway connecting the existing upper bedrooms & newly proposed bedroom & bathroom.

ARCHITECTURAL APPEARANCE: The proposal of the remodel to the existing portion of garage does not change the architectural appearance of the structure visible from the road / street. The new garage door will be the radius style wood appearance to match the existing architectural type of home, Spanish style. The remodeled garage will have new Spanish / cat face style textured stucco, painted to match the existing home. The 2nd story addition will consist of a simple gable roof at a 5:12 pitch to match the existing roof of the structure. The barge & fascia board trim will consist of a decorative 5/4x12 and will be detailed to match the existing style. The siding on the 2nd level will also consist of Spanish / cat face textured stucco & be painted to match the existing home. The proposed 2nd story addition will have a bump-out feature over the garage door w/ windows & decorative wood corbels for a seating area in the proposed bedroom. The roofing material will be of Spanish tile type to match the existing roofing style.

In closing, we believe this proposal accurately portrays the original design intent of the home and is in no way an imitation of the historic style. My goal as the Archt'l Designer for this project is to ensure the remodel & addition will preserve the visual quality of this home.

Respectfully Submitted,

Brandon Keller
Cascade Home Design LLC
360-625-8579





GARBAGE

Seattle
Public
Utilities
(206) 684-3000

1027



1027





















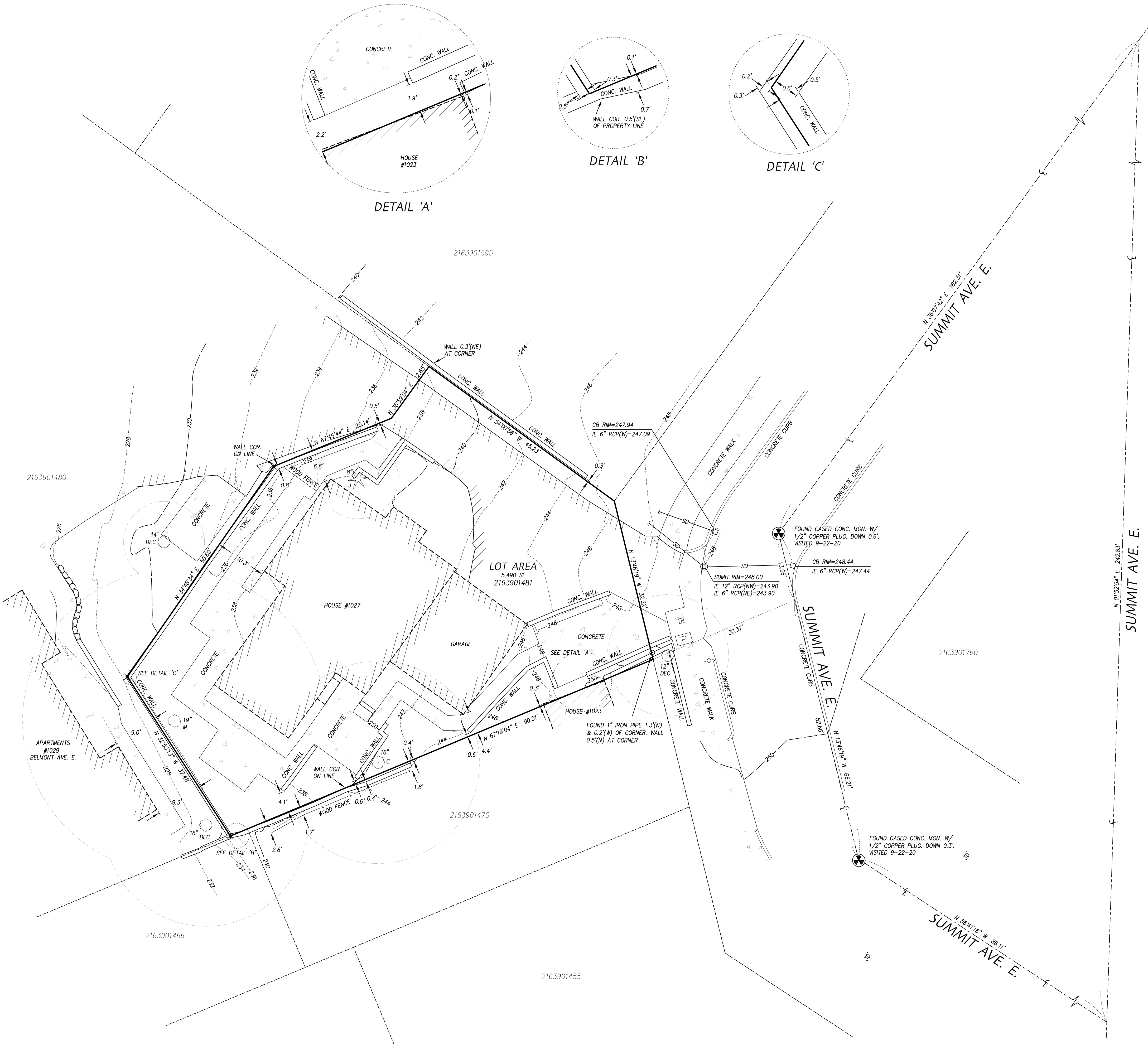












EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

LEGAL DESCRIPTION

THAT PORTION OF LOT 5, BLOCK 17, EAST PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 83, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE NORTH 15 DEGREES 09 MINUTES 57 SECONDS WEST ALONG THE WESTERLY LINE OF SUMMIT AVENUE NORTH (PRESENTLY SUMMIT AVENUE EAST), 32.21 FEET TO THE MOST SOUTHERLY CORNER OF LOT 20 OF SAID BLOCK; THENCE NORTH 55 DEGREES 24 MINUTES 30 SECONDS WEST ALONG A LINE BETWEEN SAID LOTS 5 AND 20 A DISTANCE OF 45.23 FEET; THENCE SOUTH 34 DEGREES 35 MINUTES 30 SECONDS WEST 12.65 FEET; THENCE SOUTH 66 DEGREES 22 MINUTES 10 SECONDS WEST 25.14 FEET; THENCE SOUTH 33 DEGREES 25 MINUTES 00 SECONDS WEST 50.60 FEET; THENCE SOUTH 34 DEGREES 16 MINUTES 47 SECONDS EAST 37.48 FEET TO A POINT OF THE SOUTHEASTERLY LINE OF LOT 5; THENCE NORTH 65 DEGREES 55 MINUTES 30 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF LOT 5, A DISTANCE OF 90.52 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD 88
FOUND BRASS CAP AT THE S.W. COR. 10TH AVE. E. & E. ALOHA ST.
WGS SURVEY DATA WAREHOUSE I.D.#2130
ELEV. = 349.79'

SURVEY REFERENCES

(R1) RECORD OF SURVEY - A.F.#20131125900002
(R2) EAST PARK ADDITION TO CITY OF SEATTLE - VOL. 8, PG. 83

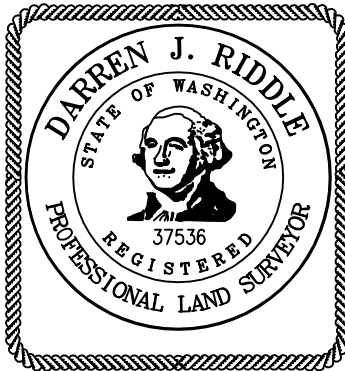
LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ✕ SET NAIL AND WASHER STAMPED "PCS 37536"
- ✕ EXISTING NAIL AND WASHER AS NOTED
- ⊙ FOUND CONCRETE MONUMENT AS NOTED
- ⌒ RIGHT OF WAY CENTERLINE
- ⊙ STORM DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ WATER METER
- ⊙ UTILITY/POWER POLE
- ⊙ POWER VAULT
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- F FIR
- C CHERRY
- J JUNIPER

NOTES

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RE-CERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.



Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING

P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425-512-7099 FAX 425-357-3577
www.PCSurveys.net

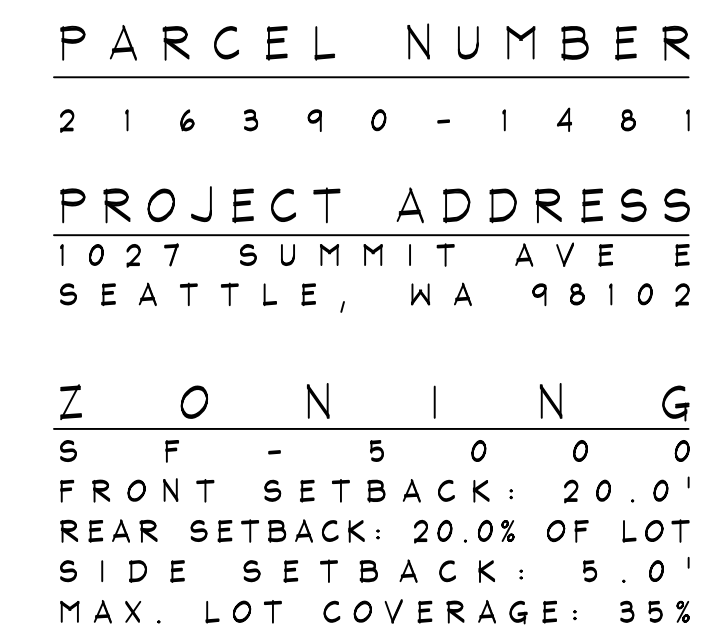
TOPOGRAPHIC SURVEY FOR:

AUSTIN VANDERGON

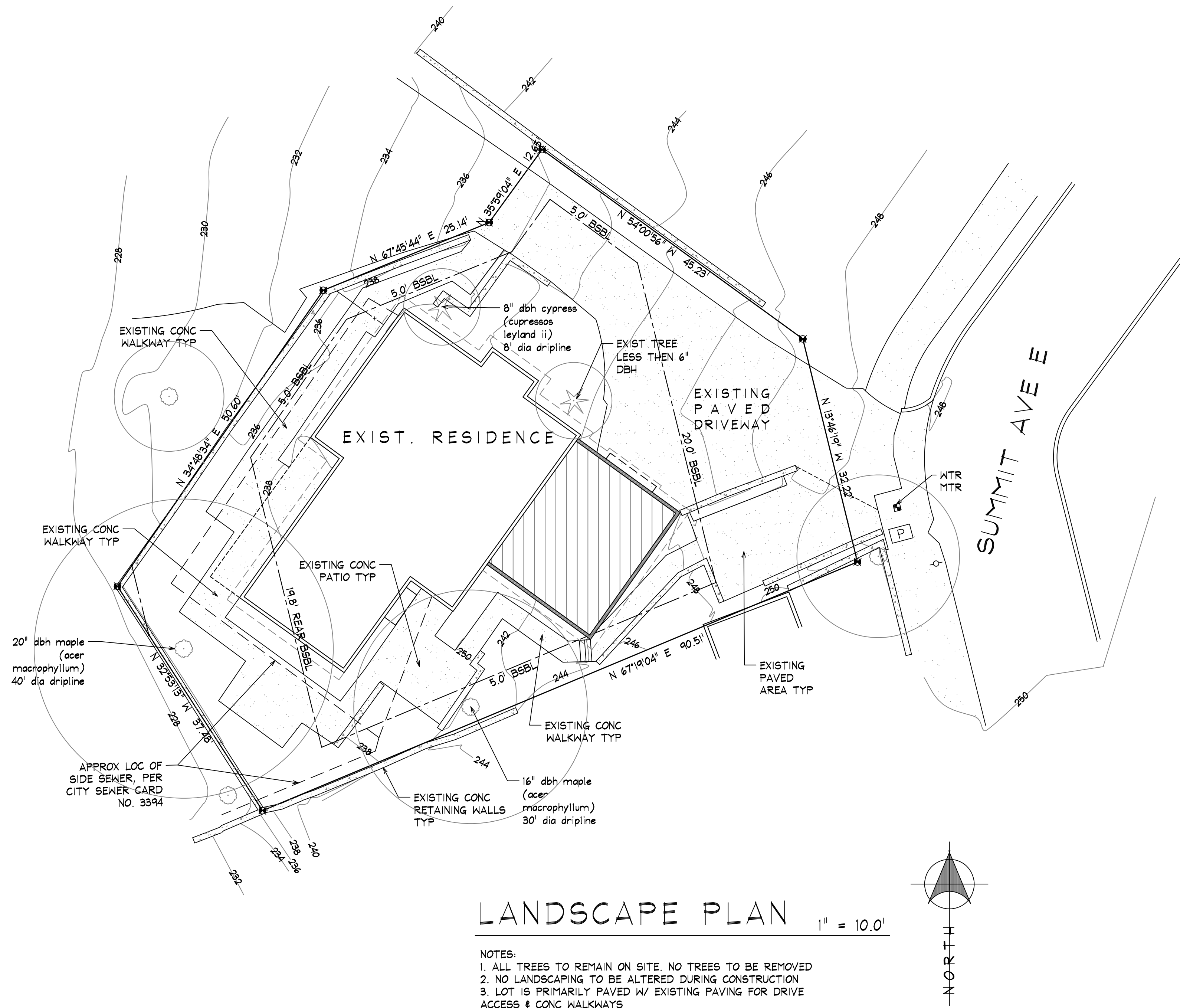
SW 1/4, NW 1/4, SEC.29, T.25N., R.4E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
MAH	10.19.20	202059top.dwg	1" = 10'	20-2059

SCALE: 1" = 10'



A1.1



LANDSCAPE PLAN

- NOTES:
1. ALL TREES TO REMAIN ON SITE. NO TREES TO BE REMOVED
 2. NO LANDSCAPING TO BE ALTERED DURING CONSTRUCTION
 3. LOT IS PRIMARILY PAVED W/ EXISTING PAVING FOR DRIVE ACCESS & CONC WALKWAYS

PARCEL NUMBER
2 1 6 3 9 0 - 1 4 8 1
PROJECT ADDRESS
1027 SUMMIT AVE E
SEATTLE, WA 98102

VANDERGON RESIDENCE

1027 SUMMIT AVE E
SEATTLE WA 98102

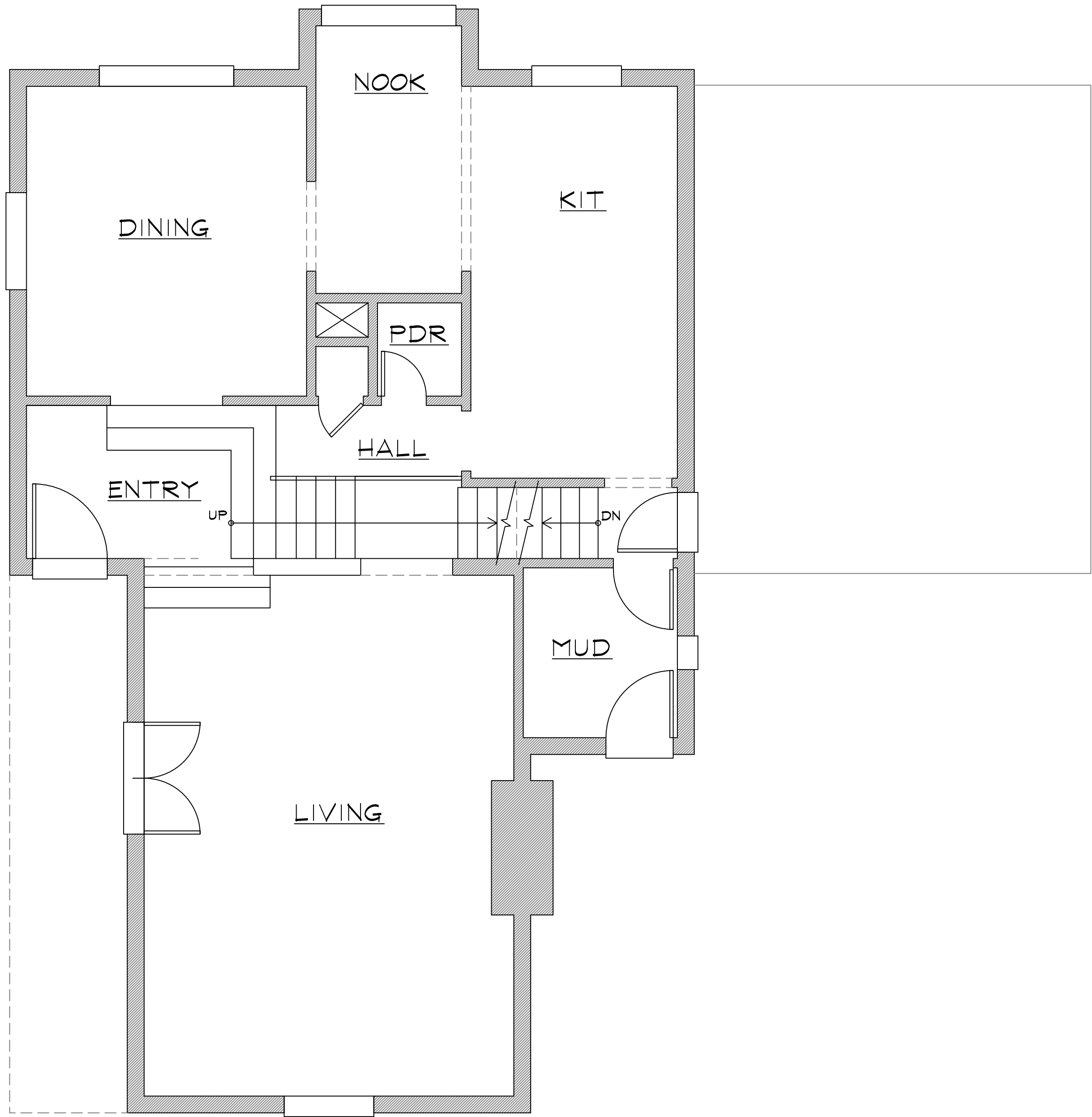
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DRAWN BY: DATE:
BMK 10/05/21

REVISION: DATE:

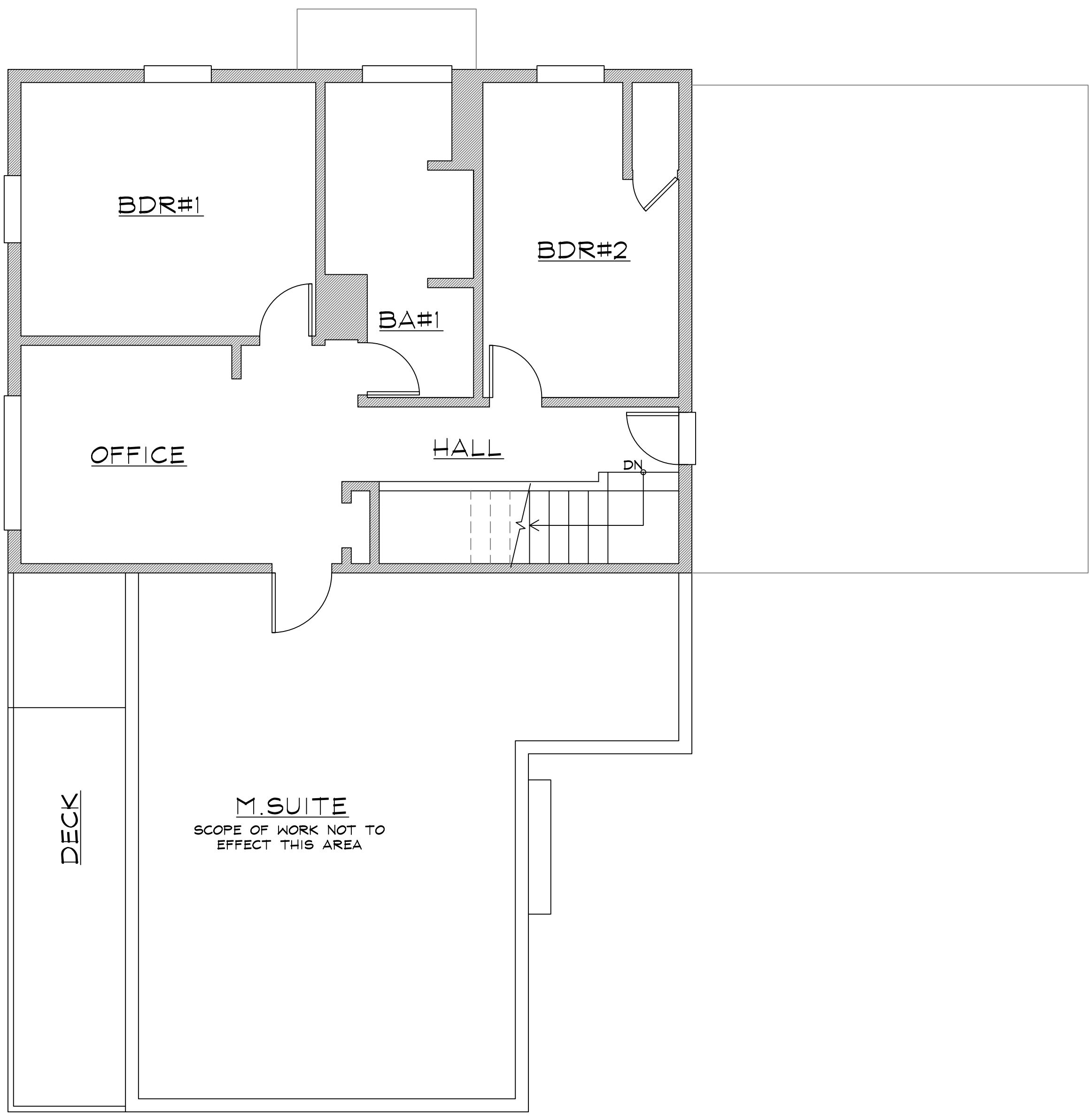
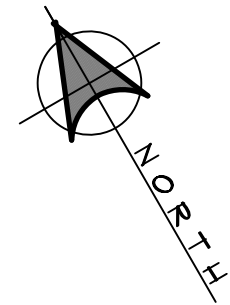
A1.2

CASCADE HOME DESIGN
RESIDENTIAL BUILDING DESIGN
WWW.CASCADEHOMEDESIGN.COM
P: 360.625.8579



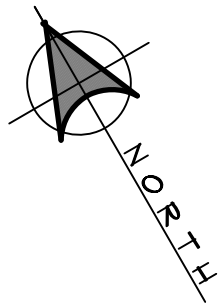
AS BUILT MAIN FLR PLAN

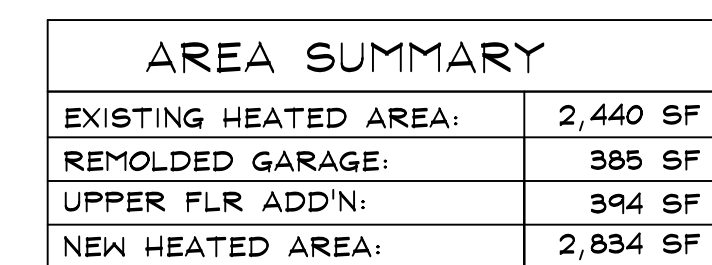
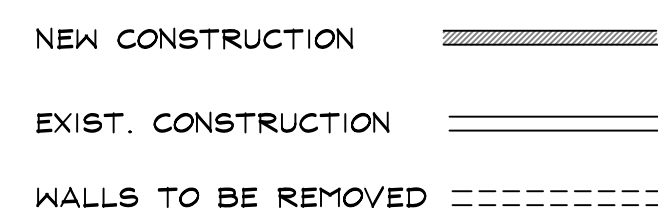
SCALE: 1/4"=1'-0"



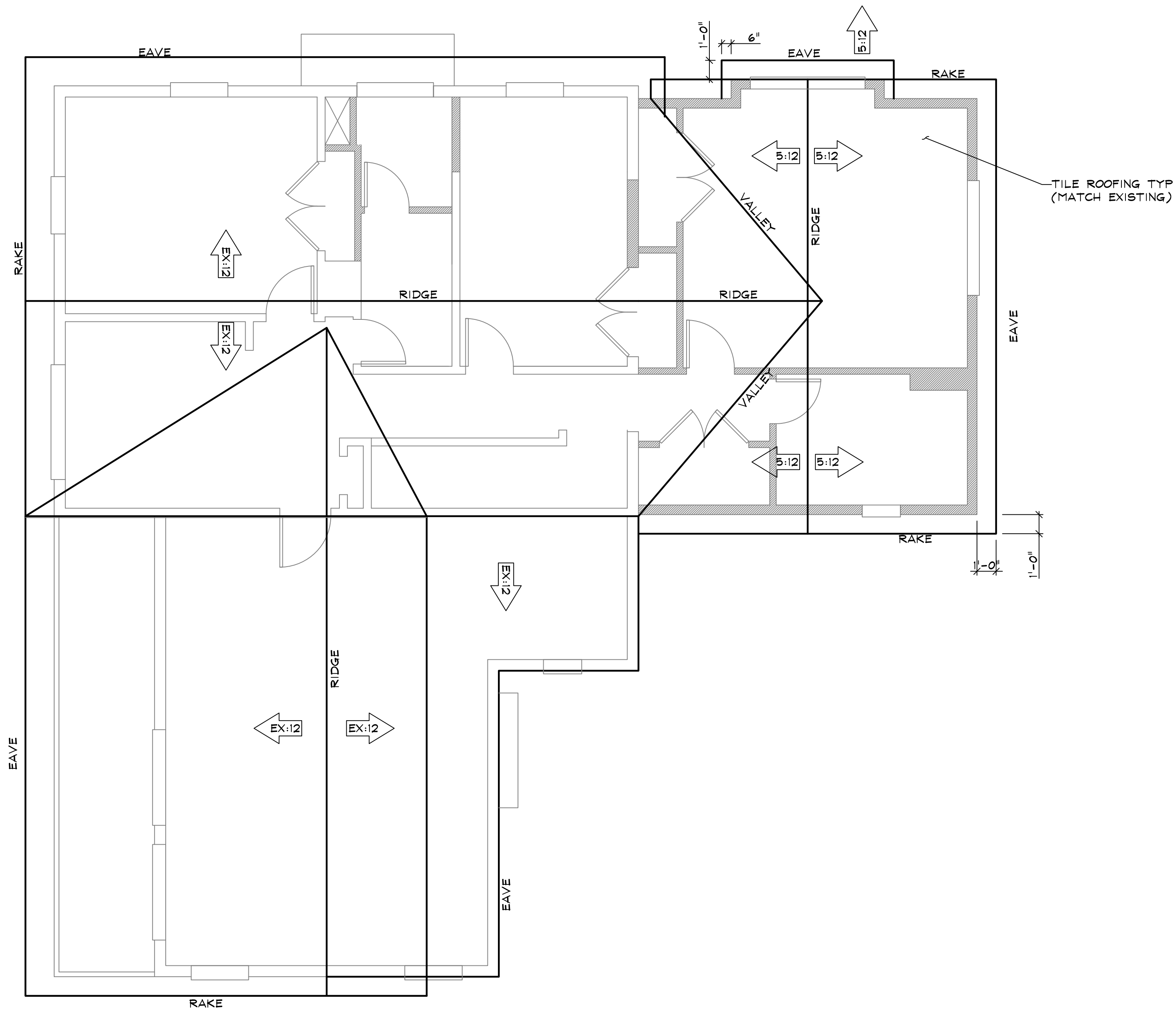
AS BUILT UPPER FLR PLAN

SCALE: 1/4"=1'-0"



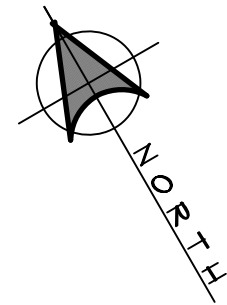


A3.1



PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"



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DRAWN BY: BTK
DATE: 10/05/21

REVISION: DATE:

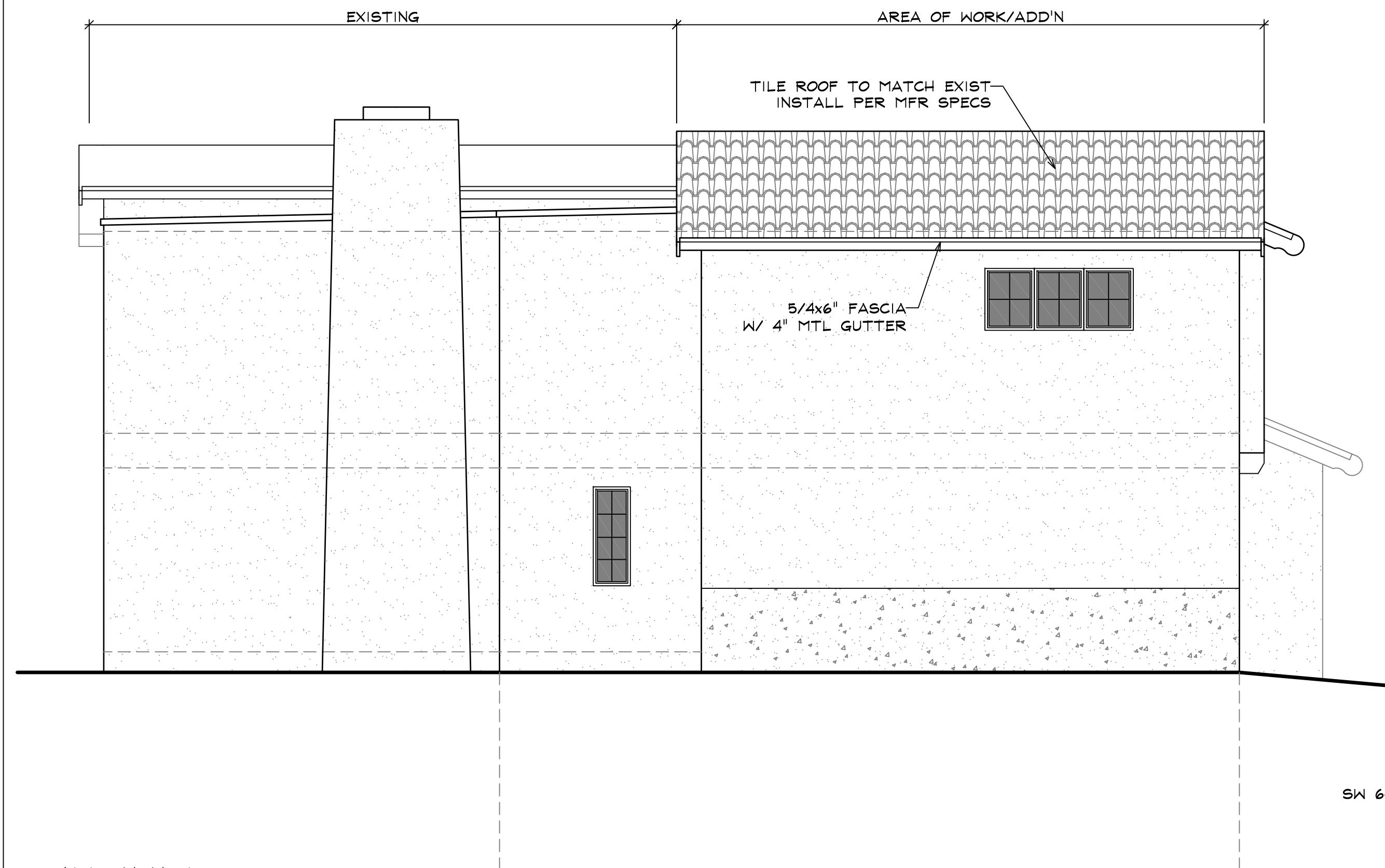
VANDERGON RESIDENCE

1027 SUMMIT AVE
SEATTLE, WA 98102

CASCADE HOME DESIGN

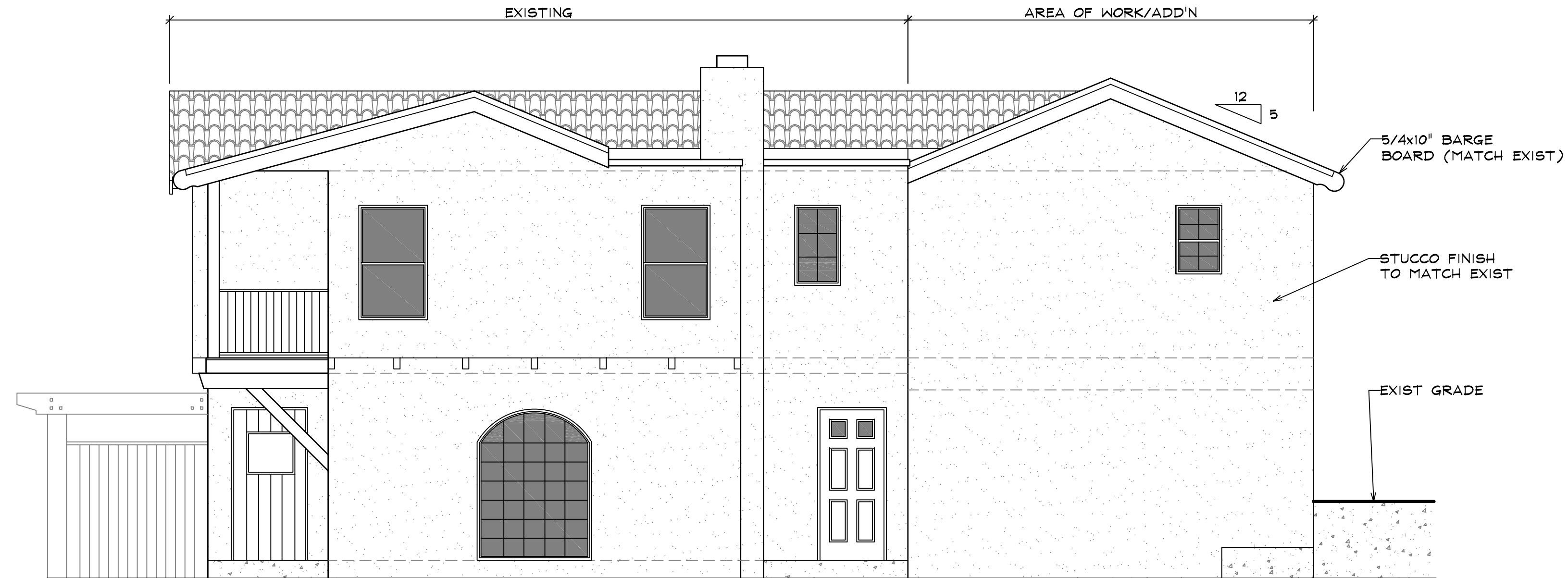
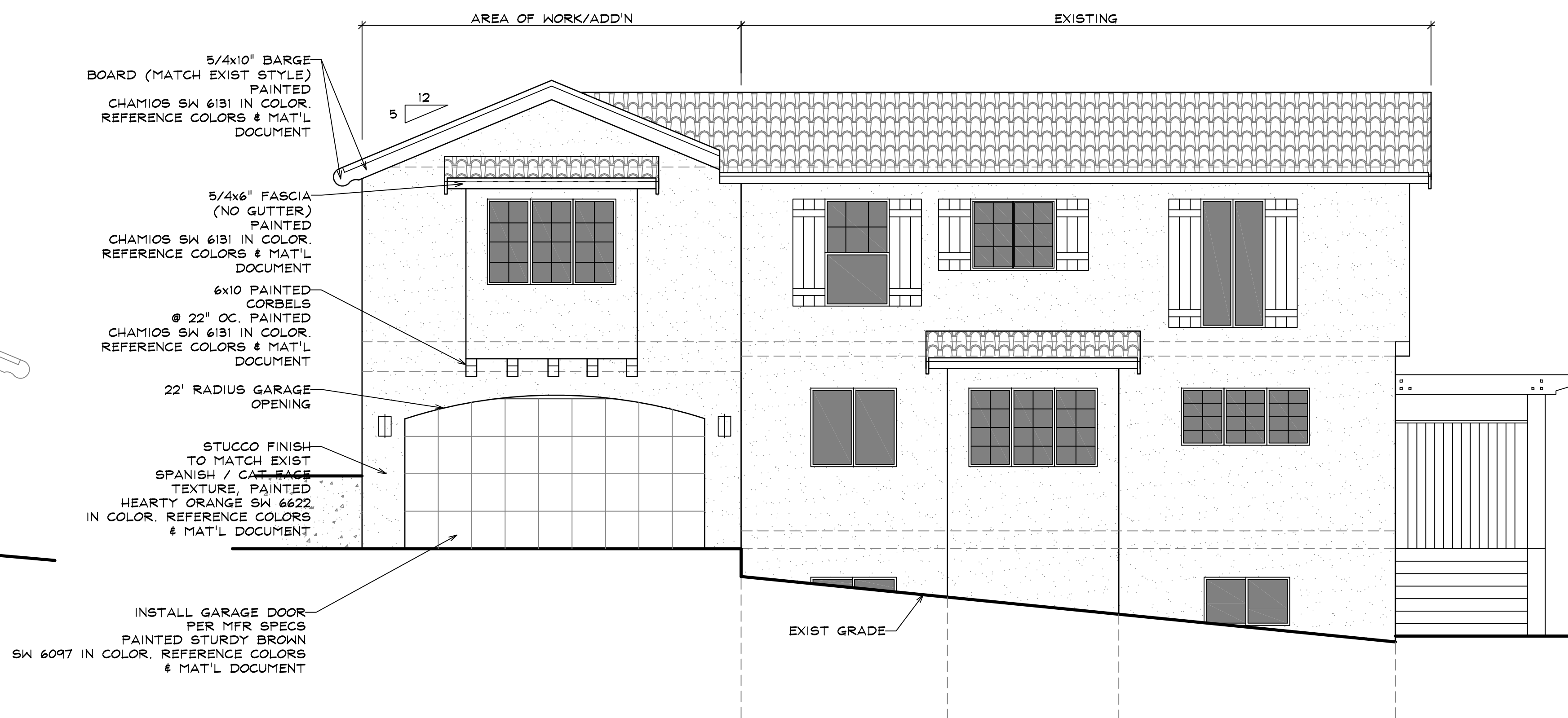
RESIDENTIAL BUILDING DESIGN
WWW.CASCADEHOMEDSIGN.COM
P: 360.625.8579

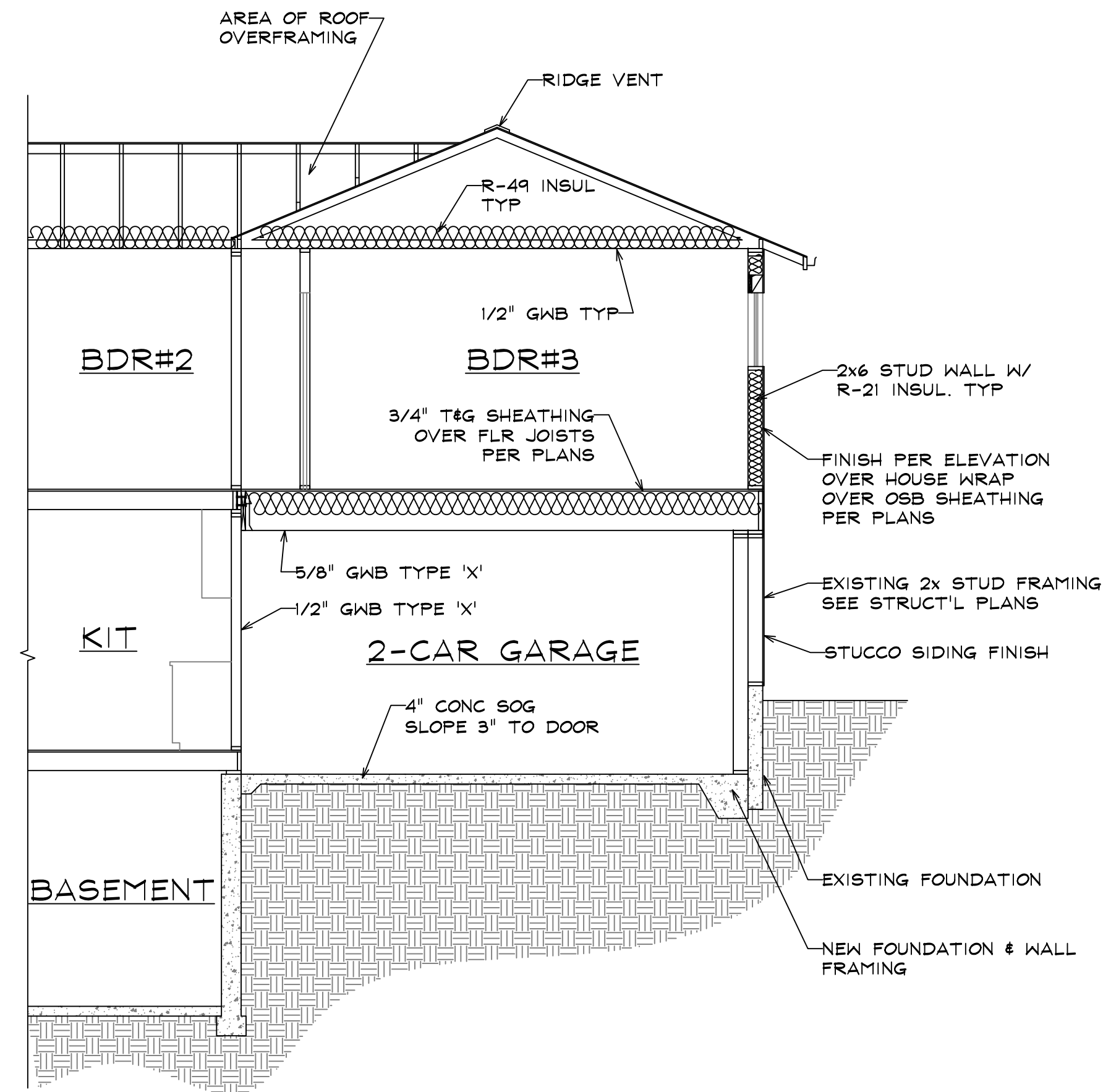
A4.1



ELEVATION NOTES:

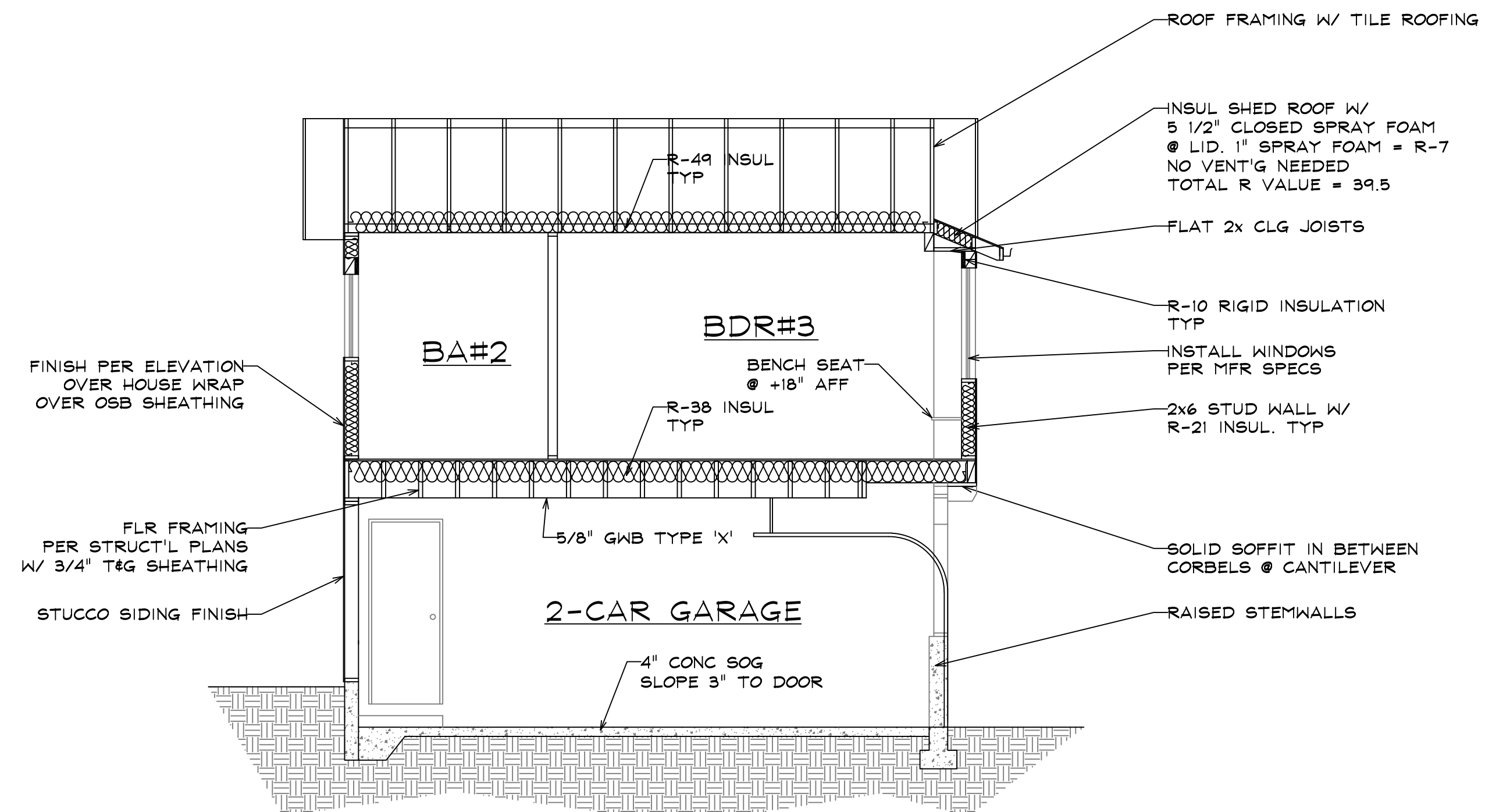
1. VERIFY SHEAR WALL NAILING AND HOLDDOWNS PER PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
2. MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER UNIFORM BUILDING CODE.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE WEATHER STRIPPING & FLASHING AT ALL DOORS & WINDOWS PER U.B.C.
5. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING & COUNTERFLASHING @ ALL ROOF PENETRATIONS, CHIMNEYS & SKYLIGHTS.
6. PROVIDE CONTINUOUS METAL GUTTERS & DOWNSPOUTS @ ALL EAVES, TYPICAL.
7. ADDRESSES SHALL BE PROVIDED FOR ALL NEW BLDG'S IN SUCH A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY

PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



TYP BLDG SECTION 'A'

SCALE: 1/4"=1'-0"



TYP BLDG SECTION 'B'

SCALE: 1/4"=1'-0"

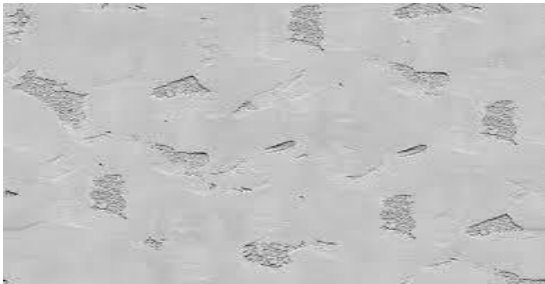


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To: Harvard Belmont District – Review
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Attn: Genna Nashem

Date: 10-04-2021
RE: Materials, colors & Samples

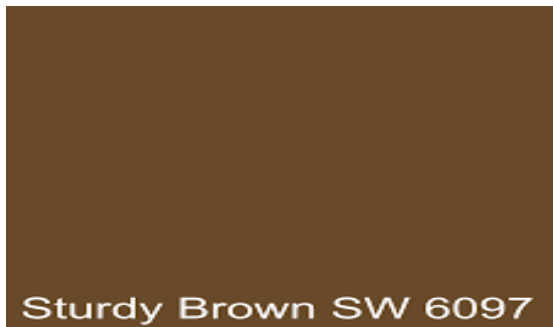
The proposed siding of the remolded garage & 2nd story addition will consist of a concrete stucco application. The texture will consist of Spanish or “cat face” style, to match as closely to the existing. See image below for example of type.



The body of the home will be painted to match the existing. Paint sample shown below.



The garage door will be painted a brown color per existing. Paint sample shown below.



Barge board, fascia boards & decorative wood corbels will be painted to match existing. Paint Sample shown below.



Respectfully Submitted,

Brandon Keller
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